

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a 50 foot setback from the centerline of the street instead of the required 75 feet; and to permit a rear yard of 31 feet instead of the required 50 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a 50 foot setback from the centerline of the street instead of the required 75 feet; and to permit a rear yard of 31 feet instead of the required 50 feet, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a 50 foot setback from the centerline of the street instead of the required 75 feet; and to permit a rear yard of 31 feet instead of the required 50 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a 50 foot setback from the centerline of the street instead of the required 75 feet; and to permit a rear yard of 31 feet instead of the required 50 feet, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ELBENE J. CLIFFORD, P.E. Wm. T. MELSER

November 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 70 - ZAC - October 17, 1972
Property Owner: Leo Myers
Md. Rt. #7 SES Pfeffer Road
Variance from Section 1A00.3.B.3 to permit
a 50' setback instead of req. 75' and to
permit a rear yard of 31' instead of req. 50'
District 11

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation

State Highway Administration

October 20, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ITEM 70
Z.A.C. Meeting, Oct. 17, 1972
Property Owner: Leo Myers
Location: N/W/S of Md. Route 7,
S/E/S Pfeffer Road
Present Zoning: R.O.P.
Proposed Zoning: Variance from
Section 1A00.3.B.3 to permit
a 50' setback instead of
req. 75' and to permit a rear
yard of 31' instead of req. 50'
District: 11 Acres: 109' x 205'

Dear Mr. DiNenna:

The subject plan indicates no access to Route 7, therefore, the State Highway Administration has no comment.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
John E. Meyers
Ass't. Development Engineer

CLJ:EKibk



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 27, 1972

DONALD J. ROOP, M.D., M.P.H.
HEALTH OFFICE AND COUNTY HEALTH OFFICE

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 70, Zoning Advisory Committee Meeting, October 17, 1972, are as follows:

Property Owner: Leo Myers
Location: N/W/S of Maryland Route #7, S/E/S Pfeffer Rd.
Present Zoning: R.O.P.
Proposed Zoning: Variance from Section 1A00.3.B.3. to
permit a 50' setback instead of required 75' and
to permit a rear yard of 31' instead of req. 50'.
District: 11
No. Acres: 109' x 205'

Complete soil evaluation must be conducted and approved, and water well approved prior to issuance of building permit.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mgp

Baltimore County, Maryland

OFFICE OF THE BUILDINGS ENGINEER

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

November 3, 1972

O. Elmer Hoppert, Jr.
Acting
BUILDINGS ENGINEER

OSCAR J. BETH

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #70, Zoning Advisory Committee Meeting, October 17, 1972 are as follows:

Property Owner: Leo Myers
Location: N/W/S of Maryland Route #7, S/E/S Pfeffer Road
Present Zoning: R.O.P.
Proposed Zoning: Variance from Section 1A00.3.B.3 to permit a 50' setback instead of req. 75' and to permit a rear yard of 31' instead of req. 50'.

District: 11
No. Acres: 109' x 205'

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

O. Elmer Hoppert, Jr.

O. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)

PETITION MAPPING PROGRESS SHEET

FUNCTION	W.C. Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CG, CA										
Reviewed by: <i>gfe</i>			Revised Plans: Change in outline or description							
Previous case:									Yes	No

Mr. Leo Myers
12046 Philadelphia Road
Brooklyn, Md. 21026

Item 70

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 3rd day of November 1972.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Leo Myers

Petitioner's Attorney

Reviewed by: *S. Eric DiNenna*
Zoning Commissioner

Mr. Leo Myers
12046 Philadelphia Road
Brooklyn, Md. 21026

Item 70

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 3rd day of November 1972.

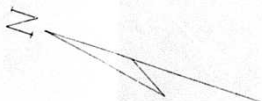
S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Leo Myers

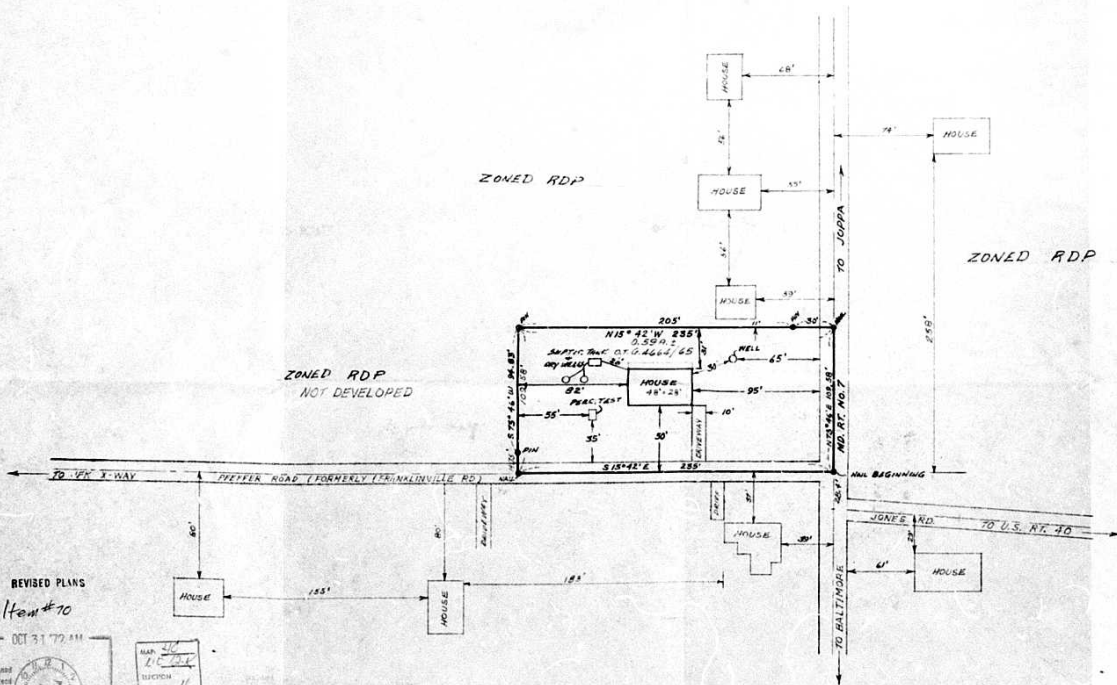
Petitioner's Attorney

Reviewed by: *S. Eric DiNenna*
Zoning Commissioner

FEB. 14, 1973

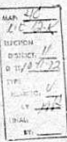


VICINITY MAP
SCALE 1" = 1 MILE



REVISED PLANS

Item #10



NOTE -
PUBLIC WATER & SEWER NOT AVAILABLE
ZONING OF PARCELS IN QUESTION RDP

LAND OF
LEO MYERS
11TH ELECTION DISTRICT
BALTIMORE COUNTY
BRADSHAW, MARYLAND

LAND OWNER

LEO MYERS
12046 PHILADELPHIA RD
BRADSHAW, MD. 21021



SURVEY & PLAT BY
W. R. ABERNETHY, JR.
REGISTERED LAND SURVEYOR
ABERDEEN, MARYLAND

26 SEPT 1972

SCALE 1" = 50'

